



Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,
The Branch Manager
Union Bank of India
Malharganj Branch
13, Daliya Bakhal, Kailash Marg
District - Indore, PIN – 452 002
State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 26.02.2024
	b) Date on which the valuation is made	: 27.02.2024
3.	Copy of documents produced for perusal	:
	1. Sale Deed, Registration No. 1A/1679 dated 12.07.1996 between Jankalyan Co-op. Hsg. Soc. Ltd. (the Seller) AND Shri. Mohanlal S/o. Shri. Prahladdas Ji Agrawal (the Purchaser). 2. Possession Letter dated 17.07.1996 in the name of Shri. Mohanlal S/o. Shri. Prahladdas Agrawal, Issued by Jankalyan Co-op. Hsg. Soc. Ltd.	
4.	Name of the Leaser (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri. Mohanlal S/o. Shri. Prahladdas Ji Agrawal Address: Residential Plot No. 377/R, "Mahalaxmi Nagar", Gram - Pipliyakumar, Tehsil & District - Indore, PIN – 452 010, State – Madhya Pradesh, Country – India. Contact Person: Mr. Rajendra Patidar (Owner's Representative) Contact No. +91 9826039673
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	Property: The immovable property comprises of freehold open residential plot only. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 7.6 KM. travelling distance from Indore Junction railway station. Nearest Landmark: King's Snooker Club & Cafeteria Land: As per Sale Deed, the plot area is 1,500.00 Sq. Ft., which is considered for the purpose of valuation.	